

APPROVED MINUTES
FAIRFIELD TOWN COUNCIL
WORK SESSION
REGULAR MEETING MINUTES AND
FAIRFIELD PLANNING & ZONING COMMISSION
PUBLIC HEARING MINUTES

Date: Thursday, January 14, 2016

Location: Historic Fairfield Schoolhouse
Fairfield, Utah

Time: 6:00 P.M Worksession

1. Opened: 6:05 p.m.
2. Roll Call: Mayor Pro Tempore Peter Lawrence, Council Members, Wayne Taylor, RL Panek and Brad Gurney. Jaren Hancock, Hollie McKinney and Tyler Thomas
Planning & Zoning Commission Members KC Morris, Joel McKinney and Daymon Stephens
Fairfield Town Attorney, Larry Jenkins
3. PREPARE AND ORGANIZE FOR PUBLIC HEARING
 - Council discussed with the Commission Members how the order of discussion would follow along with the Agenda and the procedures that would need to be followed.
4. ADJOURN

Council Member Brad Gurney made a motion to adjourn the work Session. Council Member Hollie McKinney seconded. Motion carried with all Council Members present voting “aye”.

Meeting adjourned at 6:25 P.M.

REGULAR MEETING

Time: 7:00 PM Regular Meeting

Approved: (to be approved at next regular meeting February 11, 2016)

1. OPEN MEETING – Mayor Pro Tempore Peter Lawrence, called the meeting to order at 7:00 P.M.
2. ROLL CALL
TOWN COUNCIL PRESENT

Town Council Members: Wayne Taylor, Brad Gurney and RL Panek
Mayor Pro Tempore, Peter Lawrence

Tyler Thomas, Hollie McKinney and Jaren Hancock
Mayor Mike Burch

STAFF PRESENT

Minutes taken by: Recorder Chyanne Soffel
Finance Officer David Hansen
Planning & Zoning Commission Members Daymon Stephens, Joel McKinney and
Chairperson KC Morris

OTHERS PRESENT

Fire Department Sari McFate
Deputy Sherriff Nathan Harris
Fairfield Town Attorney Larry Jenkins

3. OATH OF OFFICE OF NEW MAYOR AND COUNCIL MEMBERS

- Town Recorder Chyanne Soffel swore the new Council Members, Hollie McKinney and Tyler Thomas in to Fairfield Town Council Members.
- Town Recorder, Chyanne Soffel swore in the new Mayor Jaren Hancock to Fairfield Town Mayor.
- Council Member RL Panek took a minute to thank the outgoing Council Members Wayne Taylor and Peter Lawrence for their time volunteered to the town of Fairfield. In the past few years, a lot of hard work has been done to improve the Town of Fairfield and the public may not be aware that the work done by our Council is all volunteer work. All present at the meeting expressed their gratitude to the Council Members retiring from their positions. Council Member, RL Panek welcomed the new Council and Mayor, thanked them for volunteering their time to join the Council.

4. OPEN PLANNING & ZONING COMMISSION PUBLIC HEARING

- Mayor Hancock turned the meeting over to Council Member Brad Gurney and Planning & Zoning Commission Chairperson KC Morris to open the public meeting. Council Member Brad Gurney informed all present at the Public Hearing that we would like to keep the Public Hearing limited to an hour to hour and half. He also reminded those present to keep comments limited to the proposed Zoning Ordinances and Zoning Map. Council Member Brad Gurney then turned the meeting over to Planning and Zoning.
- Chairperson KC Morris opened the Public Hearing by giving an explanation of the reasons Fairfield has chosen to update the Zoning Ordinances and Zoning Map. By updating the zoning for the residents living in Town and property owners, their land will then match the zoning and the ordinances, rather than owning less acreage and abiding by

an ordinances zoned for larger acreage. Fairfield Planning and Zoning wrote the ordinances and the zoning map trying to fit the needs of the Fairfield land owners. The Ordinances are written to back the Zones and the Zones to back up the Ordinances. The same question has been brought up several times, can we still build on our property? The answer to that would be that if you had a buildable lot before, you would still have a buildable lot. Land Owners will only have to abide by the proposed zoning of their property if their property was to change to the proposed zoning. Chairperson KC Morris then asked the public for their questions or comments?

- Tom Worthen commented that he felt by changing his property from AR-5 to AR-40 it would have a huge impact on the property value if he ever decided to sell the property. By changing the zone it gives less lots to sell and that would diminish the value of the property. Chairperson KC Morris explained how the Zoning Ordinances and Zoning Map are living documents; anything decided tonight or down the road doesn't mean nothing can change. Chairperson KC Morris went on to explain that Fairfield only allows 5 building permits a year even if the property was to stay zoned in as 5 acres, landowners would still have to follow only 5 building permits a year allowed. The Residents that live here in Fairfield like the rural community and do not want to see sub divisions or a large amount of growth. Fairfield residents like the agricultural way of living and would like to protect it. If you do build in Fairfield you still need frontage and water. Fairfield's water supply is low right now with the water we are producing for the residents, and it barely keeps up with the demand for water we have right now. For Fairfield to grow it makes it difficult to be able to provide more than the 5 building permits a year to be able to supply the water that will need to be provided to the new residents. Question was then raised does Fairfield ever want to see a grocery store out here? Most residents who have voiced their opinion do not want to see commercial businesses or growth of commercial. Fairfield residents live this far out for the rural location.
- Cresthill Investment group had some of the same concerns if their property was zoned from AR-5 to AR-10 that by doing this it would diminish their property value. They informed the Council and Commission this property is a family owned corporation purchased to be able to resell with the intention to profit when the time came available. They believe for the large land owners this takes away from them to be able to do as they would like to be able to sell their property for possible development. Cresthill Investment group, feels that if the property is to be changed in zones Fairfield should compensate the landowners for diminishing the property value. Chairperson KC Morris informed the public that there is no compensation plan. Lorin Winegar commented to that she didn't feel that if the zoning was to change to the new proposed zoning that the possibility of getting the property rezoned to AR-5 in the future wouldnt be an option. Chairperson KC Morris informed her that the zoning is not set in stone. Cresthill Investment group would like for Town Council to not approve the proposed zoning tonight.
- Darwin Bundy explained how he has sold a portion of his property to friends and would someday like for his daughter to build. By changing the zoning this wouldn't allow for

them to build on the property by only letting the landowners split the property one time. Darwin said if my property is zoned to a high acreage I don't have enough for them to do this and we have been working towards this for some time now. "Darwin Bundy said he felt that Fairfield did not need to have a Zone Change as they are already controlling the growth by 5 building permits a year. "We all understand," Darwin Bundy stated "the hard work that has been put into trying to make something work for all but as a landowner, I just want to be able to utilize my property."

- Council Member Hollie McKinney asked the Commission, "As a landowner, is the property that has a buildable lot only provided to the current land owners or if the property was sold would that same buildable lot be available to the new land owner?" Chairperson KC Morris explained the buildable lot stays with the property, not with the owner. One Parcel can only be divided once and must have been a buildable lot before.
- Mayor Anderson from Cedar Fort, made the comment that Cedar Fort has dealt with some of the same issues in the past. The real question regardless of the zones, do the residents and the landowners want growth in Fairfield? He said if you feel that Fairfield is controlling the growth by the building permits, the fact of it is that Zoning and Zoning Ordinances is what holds up in court not the amount of building lots allowed. The residents that currently live in Fairfield do not want to see any major growth. "Those with the larger acreage that feel Fairfield is taking your land away do you intend to ever live in Fairfield or only profit from the property sold for development?"

Chairperson, KC Morris made the Motion to recommend the proposed Zoning Ordinances and Zoning Map Amendments to Town Council for Approval. Commission Member, Daymon Stephens seconded. Motion carried with all Commission Members present voting "aye".

5. CLOSE PLANNING & ZONING COMMISSION PUBLIC HEARING

Chairperson, KC Morris made the motion to close the public hearing. Commission Member, Daymon Stephens seconded. Motion carried with all Commission Members present voting "aye".

- **Adjourned at: 8:11 p.m.**

6. DISCUSS PROPOSED ZONING ORDINANCES AND ZONING MAP

- Mayor Hancock made the suggestion to the Council that the proposed Zoning Ordinances and Zoning Map Amendments be sent back to the Planning and Zoning Commission to hold a further public meeting to consider the comments and objections made at the public hearing and to prepare and recommend proposed Zoning Ordinances and Zoning Map Amendments that reflected its consideration of the comments and objections made at the public hearing. A discussion ensued.

Council Member, RL Panek made a motion to ask the Planning & Zoning Commission to hold a further public meeting to consider the comments and objections made at the public hearing and to prepare and recommend proposed Zoning Ordinances and Zoning Map Amendments that reflected its consideration of the comments and objections made at the public hearing. Mayor Hancock seconded. Motion carried with all Members present voting “aye”.

7. FIRE DEPARTEMENT UPDATE

- Sari McFate from Cedar Fort Fire Department informed the Council of the CERT training that will be coming up for Fairfield to take. Council Member Brad Gurney informed the Fire Department that Fairfield would need to postpone the training until March if possible. Council has several meetings going over the course of the next 2 months this training will need to be scheduled for a later date.
- Sari McFate asked the Council if they felt like the population of Fairfield had changed in the last year, 121 total residents is what is recorded for current population. There is a Fire Department- Deployment Analysis form that the Fire Department needs updated every year. Mayor Hancock took the form to update and return next Town Council Meeting.

8. SHERIFF DEPARTMENT UPDATE

- Council Member Brad Gurney asked if Deputy Nathan Harris could get the dispatch reports for record keeping in the office. Deputy Nathan Harris informed the Council he was having difficulties with the computer. He would try to make them available as soon as possible.

9. APPROVE MINUTES FOR DECEMBER 10, 2015 REGULAR & WORK SESSION MEETING

- The Minutes for December 10, 2015 Town Council Work session & Regular meeting had been distributed in advance for review. Minutes were approved with no said changes.

Council Member Brad Gurney made the motion to approve the December 10, 2015 minutes as written. Council Member RL Panek seconded. Motion carried with all Members present voting “aye”.

10. OLD BUSINESS

- Council Woman Hollie McKinney informed the Council she has done some research on the garbage can issue of residents having damaged cans not knowing whether they needed to order parts for their damaged cans or if they could return damaged can for a new can. When Council Woman Hollie McKinney called Ace Disposal, they informed her that they had not had to deal with any damage cans in Fairfield before and didn't

- know of any place to order parts for the cans. Council discussed and agreed that the first can to a resident is free but the second or damaged can needing to be replaced would be a onetime fee of \$85.00 to purchase. Fairfield will not replace the damaged cans for free.
- Council Member RL Panek asked if any Council Members had met with the Salt City Drift Group and Terry Messersmith to measure the decibels of the noise scheduled to meet on January 9, 2016. Recorder Chyanne Soffel informed the Council that she was informed they would not be holding their event due to weather conditions. Recorder Chyanne Soffel had tried to contact Terry Messersmith and left message but did not hear back from him. For the event to be scheduled again, this proposal would need to be sent back to Planning and Zoning to discuss before the Salt City Drift and Terry Messersmith would be able to schedule the event to measure the decibels again.

11. NEW BUSINESS

- Recorder Chyanne Soffel informed the Council and the Commission of a mandatory meeting she has set up with Utah City of Leagues and Towns to come out to Fairfield and train all members. It is required that all members take this training at least once a year either by training or by the class provided on the internet for town members. This Training has been scheduled for the Regular Town Council Meeting in February. It was asked for all Members to be present.
- Council Member Brad Gurney reminded the Council of the scheduled meeting with Epic Engineering on Tuesday, January 19, 2016 at 7:00 p.m. to discuss the Secondary Water Source. The Town of Fairfield received a grant of 50% of the cost to establish the new secondary source. Fairfield will be responsible to pay for the other 50% interest free.
- Council Member Brad Gurney informed the Council that he felt it was necessary the Council discussed town administration and to update the new Mayor and Council Members on some of the procedures we must follow to be in compliance with the state.
- Mayor Hancock asked Fairfield Town Attorney on an overview from him on how he felt the Public Hearing went. A discussion ensued.
- Council Member Brad Gurney asked if Fairfield Town Attorney could help Fairfield get a General Obligation Bond. Fairfield Town Attorney, Larry Jenkins informed the Council he did not offer that service personally, but he could get Fairfield in touch with someone in his office who does.
- Council Member Brad Gurney made suggestions to the new Council Members to please voice their opinions on matters and to not take anything that is said from the meeting personally. Brad urged them to always do what they feel is the right thing to do. In the past the Council has had to make difficult decisions, but those decisions are what has gotten Fairfield where it is today.
- Council Member RL Panek informed the Council that he has been using the new salter. He said that with all the snow he feels as if the new salter was a good purchase and it handles the needs of the town. Council thanked Council Member RL Panek for keeping the Town roads open and in good driving condition. They thanked him for his volunteered time of seeing the roads are salted and cleared after every storm.

12. ADJOURN

Council Member Brad Gurney made the motion to adjourn. Council Member RL Panek seconded. Motion carried with all Members present voting “aye”.

Meeting adjourned at 8:48 P.M.

These minutes were approved by the Town Council on _____.

Chyanne Soffel
Recorder